

1 BILL NO. R-86-03- 15

2 DECLARATORY RESOLUTION NO. R- 27-86

3 A DECLARATORY RESOLUTION confirming  
4 the designation of an "Economic Re-  
5 vitalization Area" under I.C. 6-1.1-  
6 12.1 for property commonly known as  
7 4301 Engle Road, Fort Wayne, Indiana.  
8 (Crown Coatings Corporation, Petitioner).

9 WHEREAS, Common Council has previously designated by  
10 Declaratory Resolution the following described property as an  
11 "Economic Revitalization Area" under Division 6, Article II,  
12 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,  
13 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

14 Block 1, Engle Ridge Industrial Park,  
15 Section A, except the North ten (10)  
16 feet;

17 said property more commonly known as 4301 Engle Road, Fort Wayne,  
18 Indiana 46804;

19 WHEREAS, recommendations have been received from the  
20 Committee on Finance and the Department of Economic Development  
21 concerning said Resolution;

22 WHEREAS, notice of the adoption and substance of said  
23 Resolution has been published in accordance with I.C. 5-3-1 and  
24 a public hearing has been conducted on said Resolution;

25 WHEREAS, if said Resolution involves an area that has  
26 already been designated an allocation area under I.C. 36-7-14-39,  
27 the Fort Wayne Redevelopment Commission has adopted a Resolution  
28 approving the designation.

29 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
30 THE CITY OF FORT WAYNE, INDIANA:

31 SECTION 1. That, the Resolution previously designating  
32 the above described property an "Economic Revitalization Area" is  
confirmed in all respects.

SECTION 2. That, the hereinabove described property is  
hereby declared an "Economic Revitalization Area" pursuant to



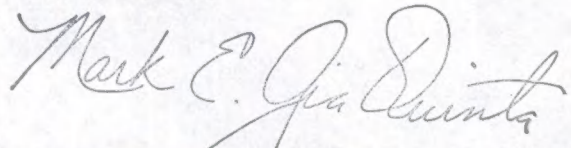
1 Page Two

2 I.C. 6-1.1-12.1, said designation to begin on the effective date  
3 of this Resolution and continue for a one (1) year period. Said  
4 designation shall terminate at the end of that one (1) year period.

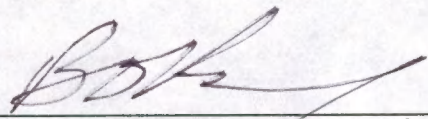
5 SECTION 3. That, said designation of the hereinabove  
6 described property as an "Economic Revitalization Area" shall  
7 only apply to a deduction of the assessed value of both real estate  
8 and personal property for new manufacturing equipment.

9 SECTION 4. That it is the preliminary intent of Common  
10 Council to recommend a ten (10) year deduction from the assessed  
11 value of the real property. However, pursuant to I.C. 6-1.1-12.1-  
12 3(b), final determination of the length of the entitled deduction  
13 will not be made by Common Council until receipt from the County  
14 Auditor of the owner's application.

15 SECTION 5. That this Resolution shall be in full force  
16 and effect from and after its passage and any and all necessary  
17 approval by the Mayor.

18   
19 \_\_\_\_\_  
20 Councilmember

21 APPROVED AS TO FORM  
22 AND LEGALITY

23   
24 \_\_\_\_\_  
25 Bruce O. Boxberger, City Attorney

26  
27  
28  
29  
30  
31  
32



Read the first time in full and on motion by GiaQuinta,  
seconded by Eustark, and duly adopted, read the second time  
by title and referred to the Committee Finance (and the Cit  
Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Council Chambers, City-County Building, Fort Wayn  
Indiana, on Tuesday, the 8th day of  
April, 19 86, at 7:00 o'clock S..M.,E..

DATE: 3-25-86

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Redd,  
seconded by Eustark, and duly adopted, placed on its  
passage. PASSED (~~LOST~~) by the following vote:

|                    | <u>AYES</u>   | <u>NAYS</u>   | <u>ABSTAINED</u> | <u>ABSENT</u> | <u>TO-WIT:</u> |
|--------------------|---------------|---------------|------------------|---------------|----------------|
| <u>TOTAL VOTES</u> | <u>8</u>      | <u>      </u> | <u>      </u>    | <u>1</u>      | <u>      </u>  |
| <u>BRADBURY</u>    | <u>✓</u>      | <u>      </u> | <u>      </u>    | <u>      </u> | <u>      </u>  |
| <u>BURNS</u>       | <u>✓</u>      | <u>      </u> | <u>      </u>    | <u>      </u> | <u>      </u>  |
| <u>EISBART</u>     | <u>✓</u>      | <u>      </u> | <u>      </u>    | <u>      </u> | <u>      </u>  |
| <u>GiaQUINTA</u>   | <u>      </u> | <u>      </u> | <u>      </u>    | <u>✓</u>      | <u>      </u>  |
| <u>HENRY</u>       | <u>✓</u>      | <u>      </u> | <u>      </u>    | <u>      </u> | <u>      </u>  |
| <u>REDD</u>        | <u>✓</u>      | <u>      </u> | <u>      </u>    | <u>      </u> | <u>      </u>  |
| <u>SCHMIDT</u>     | <u>✓</u>      | <u>      </u> | <u>      </u>    | <u>      </u> | <u>      </u>  |
| <u>STIER</u>       | <u>✓</u>      | <u>      </u> | <u>      </u>    | <u>      </u> | <u>      </u>  |
| <u>TALARICO</u>    | <u>✓</u>      | <u>      </u> | <u>      </u>    | <u>      </u> | <u>      </u>  |

DATE: 4-8-86

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort  
Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)  
(~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. B-27-86  
on the 8th day of April, 19 86,

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Samuel J. Talarico  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,  
on the 9th day of April, 19 86,  
at the hour of 1:00 o'clock P..M.,E.S.T.,

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 10th day of April,  
19 86, at the hour of 10 o'clock A..M.,E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION  
FOR  
"ECONOMIC REVITALIZATION AREA"  
IN  
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Crown Coatings Corp.

Site Location: 4301 Engle Road, Fort Wayne, In.

Councilmanic District: 4th Existing Zoning: M-2

Nature of Business: Electro-coating and various coating operations

Project is located in the following:

|                          | <u>Yes</u>    | <u>No</u>     |
|--------------------------|---------------|---------------|
| Designated Downtown Area | <u>      </u> | <u>  X  </u>  |
| Urban Enterprise Zone    | <u>      </u> | <u>  X  </u>  |
| Redevelopment Area       | <u>      </u> | <u>  X  </u>  |
| Platted Industrial Park  | <u>  X  </u>  | <u>      </u> |
| Flood Plain              | <u>      </u> | <u>  X  </u>  |

Description of Project:

65 car parking lot, additional offices, fabricated manufacturing equipment

Type of Tax Abatement: Real Property   X   Manufacturing Equipment   X  

Estimated Project Cost: \$ 1,600,000.00 Permanent Jobs Created: 100

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted.   X   Yes        No
- 2.) Designation should be limited to a term of   1   year(s).
- 3.) The period of deduction should be limited to   10   year(s).

Comments:

Staff Jim Partin  
Date 3/18/86

Director Karl Bandemer  
Date 3/18/86



AN APPLICATION TO  
THE CITY OF FORT WAYNE, INDIANA  
FOR DESIGNATION OF PROPERTY AS AN  
"ECONOMIC REVITALIZATION AREA"

RECEIVED

MAR 03 1986

ECONOMIC  
DEVELOPMENT

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

☐ Real Estate Improvements  
☒ Personal Property (New Manufacturing Equipment)  
☐ Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Crown Coatings Corp.

Address of Applicant's Principle Place of Business:

Crown Coatings Corp.

2111 Walter Reuther Drive

Warren, Michigan 48091

Phone Number of Applicant: (313) 575-9800

Street Address of Property Seeking Designation:

4301 Engle Road

Fort Wayne, Indiana 46804

S.I.C. Code of Substantial User of Property: \_\_\_\_\_

B. PROJECT SUMMARY INFORMATION:

|   | <u>YES</u> | <u>NO</u> |
|---|------------|-----------|
| Is the project site solely within the city limits of the City of Fort Wayne                     | <u>X</u>   | <u>  </u> |
| Is the project site within the flood plain?   | <u>  </u>  | <u>X</u>  |
| Is the project site within the rivergreenway area?  | <u>  </u>  | <u>X</u>  |
| Is the project site within a Redevelopment Area?  | <u>  </u>  | <u>X</u>  |
| Is the project site within a platted industrial park?   | <u>X</u>   | <u>  </u> |
| Is the project site within the designated downtown area?  | <u>  </u>  | <u>X</u>  |
| Is the project site within the Urban Enterprise Zone?   | <u>  </u>  | <u>X</u>  |
| Will the project have ready access to City Water?   | <u>X</u>   | <u>  </u> |
| Will the project have ready access to City Sewer?   | <u>X</u>   | <u>  </u> |
| Is any adverse environmental impact anticipated by reason of operation of the proposed project? | <u>  </u>  | <u>X</u>  |

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2

What zoning classification does the project require? M-2

What is the nature of the business to be conducted at the project site?  
Electro-coating and various coating operations

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

A 50,000 square foot block building

What is the condition of structure(s) listed above? good

Current assessed value of Real Estate:

|              |                    |
|--------------|--------------------|
| Land         | <u>\$17,900.00</u> |
| Improvements | <u>82,200.00</u>   |
| Total        | <u>100,100.00</u>  |

What was amount of Total Property Taxes owed during the immediate past year? \$8,001.06 for year 1985, payable 1986.

Give a brief description of the proposed improvements to be made to the real estate.

65 car parking lot, additional offices, fabricated manufacturing equipment installed

Cost of Improvements: \$ 160,000.00 estimated

Development Time Frame:

When will physical aspects of improvements begin? May, 1986

When is completion expected? August, 1986.

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: -0-



What was amount of Personal Property Taxes owed during the immediate past year? -0- for year 19 86  
Give a brief description of new manufacturing equipment to be installed at the project site.

Electro-coating process

Cost of New Manufacturing Equipment? \$ 1,600,000.00

Development Time Frame:

When will installation begin of new manufacturing equipment? May, 1986

When is installation expected to be completed? October, 1986.

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? None

How many permanent jobs will be created as a result of this project?  
100

Anticipated time frame for reaching employment level stated above?  
3 years

What is the nature of those jobs?  
medium to low skilled

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

This property has been for sale for the past eighteen (18) months.

Major improvements now need to be made to lure this manufacturing

company to this location. This building is more than 10 years

old and has spent its useful life as a warehouse and now can

provide a home for this corporate division.

In what Township is project site located? Wayne

In what Taxing District is project site located? city

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

|  |                                  |
|--|----------------------------------|
| <u>Harve Carney</u>                                  | <u>Fletcher Moppert</u>          |
| <u>2111 Walter Reuther Drive</u>                     | <u>130 West Main Street</u>      |
| <u>Warren, Michigan 48091</u>                        | <u>Fort Wayne, Indiana 46802</u> |
| <u>Phone Number of Contact Person (219) 423-4431</u> |                                  |

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

S. Fletcher Moppert  
Signature of Applicant

S. Fletcher Moppert, agent  
for Crown Coatings Corp.

3/3/86  
Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).



LEGAL DESCRIPTION

Block 1, Engle Ridge Industrial Park, Section  
A, except the North ten (10) feet.



FLETCHER MOPPERT & CO.  
ESCROW

1107

PAY  
TO THE  
ORDER OF

*City of Fort Wayne*

3/3 1986

71-1232  
749

\$ 50.00

xx *per* DOLLARS



ANTHONY WAYNE BANK  
FORT WAYNE, INDIANA 46802

FOR

*Levin Group*

⑈001107⑈ ⑈074912328⑈

168972 ⑈

*S. Fletcher Moppert*





# The City of Fort Wayne

March 26, 1986

Ms. Trudy Sterling  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the date of March 29, 1986, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council  
of Fort Wayne, IN

Bill No. R-86-03-14 & R-86-03-15  
Declaratory Resolution

R-86-03-16 & R-86-03-17  
Declaratory Resolution

Please send us 4 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 1

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-86-03-14 AND R-86-03-15 )

Notice is hereby given that the Common Council of the City  
of Fort Wayne, Indiana, approved a Resolution on March 25, 1986,  
date  
designating property at 4301 Engle Road, Fort Wayne, Indiana --  
(Crown Coatings Corporation, Petitioner)

an Economic Revitalization Area. A description of the affected area  
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether  
the above described resolution should be confirmed, modified and  
confirmed or rescinded on Tuesday, April 8, 1986, at 7:00 P.M.,  
date, time & place  
Room 128, 1st Floor, City-County Bldg., One Main Street, Fort  
Wayne, IN.

If confirmed, said designation shall continue for one (1) year after  
confirmation.

All interested persons are invited to attend and be heard  
at the public hearing.

*Sandra E. Kennedy*

Sandra E. Kennedy  
City Clerk



PUBLISHER'S CLAIM

LINE COUNT

|   |                 |    |
|---|-----------------|----|
| Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines |                 |    |
| Head  | number of lines | 4  |
| Body  | number of lines | 17 |
| Tail  | number of lines | 2  |
| Total number of lines in notice   |                 | 23 |

COMPUTATION OF CHARGES

|   |        |                |                     |    |                     |       |         |
|---|--------|----------------|---------------------|----|---------------------|-------|---------|
| 23  | lines, | 1              | columns wide equals | 23 | equivalent lines at | .300¢ | \$ 6.90 |
|   |        | cents per line |                     |    |                     |       |         |
| Additional charge for notices containing rule or tabular work (50 per cent of above amount) |        |                |                     |    |                     |       |         |
| Charge for extra proofs of publication (50 cents for each proof in excess of two)           |        |                |                     |    | 2 extra             |       | 1.00    |
| TOTAL AMOUNT OF CLAIM   |        |                |                     |    |                     |       | \$ 7.90 |



Fort Wayne Common Council  
(Governmental Unit)  
Allen  
County, IN

To NEW-SENTINEL Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines  
Head number of lines  
Body number of lines  
Tail number of lines  
Total number of lines in notice

COMPUTATION OF CHARGES

23 lines, 1 columns wide equals 23 equivalent lines at .300¢ \$ 6.90  
cents per line  
Additional charge for notices containing rule or tabular work (50 per cent of above amount)  
Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra \$ 1.00  
TOTAL AMOUNT OF CLAIM \$ 7.90

DATA FOR COMPUTING COST

Width of single column 12.5 picas Size of type 6 point  
Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date Mar. 29, 19 86 Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK

NEWS-SENTINEL

a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA

in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows:

3/29/86

Subscribed and sworn to me before this 29th day of March, 19 86

Anne M. Perkins Notary Public

My commission expires November 29, 1989

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO. R-86-03-14 AND R-86-03-15)  
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on March 25, 1986, designating property at 4301 Engle Road, Fort Wayne, Indiana — (Crown Coatings Corporation, Petitioner) an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.  
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, April 8, 1986, at 7:00 P.M., Room 128, 1st Floor, City-County Bldg., One Main Street, Fort Wayne, IN.  
If confirmed, said designation shall continue for one (1) year after confirmation.  
All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy  
City Clerk



Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

B-86-03-15

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 4301 Engle Road, Fort Wayne, Indiana. (Crown Coatings Corporation, Petitioner).

EFFECT OF PASSAGE Major improvements will be made to a building that has remained vacant for sometime, providing additional offices, creating approximately 100 new jobs, installation of fabricated manufacturing equipment and creating a 65 car parking lot.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$1,600,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_

BILL NO. R-86-03-15

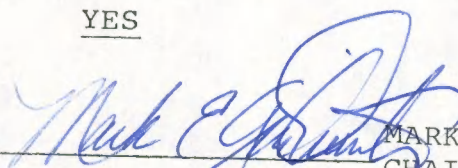
REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS  
REFERRED AN (~~XXXXXXXXXX~~) (RESOLUTION) confirming the designation  
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for  
property commonly known as 4301 Engle Road, Fort Wayne, Indiana.  
(Crown Coating Corporation, Petitioner)

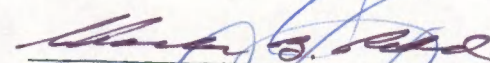
RESOLUTION  
HAVE HAD SAID (ORDINANCE) (~~XXXXXXXXXX~~) UNDER CONSIDERATION AND BEG  
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~XXXXXXXXXX~~)  
(RESOLUTION) \_\_\_\_\_

YES

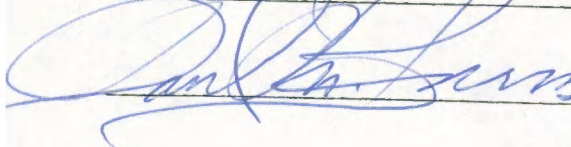
NO

  
MARK E. GiaQUINTA  
CHAIRMAN

\_\_\_\_\_

  
CHARLES B. REDD  
VICE CHAIRMAN

\_\_\_\_\_

  
PAUL M. BURNS

\_\_\_\_\_

JANET G. BRADBURY

\_\_\_\_\_

  
JAMES S. STIER

\_\_\_\_\_

CONCURRED IN 4-8-86

SANDRA E. KENNEDY  
CITY CLERK